



## Set In A Peaceful Gated Residence, Attractive Fully Furnished Apartment With Individual Parking Place And Fabulous Terrace With Open Sea Views.



### Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (467) 363-428
Languages:	English, French
Website:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 305,109.66

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	11560
Geplaatst:	19-05-2026
Omschrijving:	

A beautiful village on the Mediterranean Coast, with all shops and restaurants, just a few minutes walk from the beaches and village center, at 20 minutes from Narbonne and Beziers and the motorway, less than 1 hour to the Spanish border.

Set in a peaceful gated residence, a very attractive fully furnished apartment, with individual parking place and a fabulous terrace with open sea views. The apartment has been well maintained and fitted tastefully with quality materials and offers about 42 m2 living space over 1 level with a stunning sunny, private terrace of 52 m2 , partially covered for inside/outdoor living.

Comfortable, charming, peaceful and ready to move into, with beaches and hiking on your doorstep. Excellent holiday home or permanent residence, with very good letting potential, if wanted.

Ground (3 steps up from the street) = Entrance onto 52 m2 private terrace, with lockable door and breeze excluders and panoramic views + open-plan lounge and fitted kitchen of 23 m2 facing the terrace offering ample space for lounging, dining and soaking up the sunshine + bedroom of 11,5 m2 with fitted wardrobe + bedroom of 9 m2 with fitted wardrobe + shower room of 6 m2 (shower, sink, WC).



---

Sundry = Electric heating + double glazing + appliances and furniture included + annual property tax of 934 Euros + co-ownership charges of about 1000 Euros/year (covers grounds, general maintenance and overall residence insurance) + large terrace + habitable immediately + summer rental potential + designated parking spot.

Price = 264.000 Euros (Charming, tasteful, comfortable, stunning location - a must see !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 84749  
Property Size: 42 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Reference: SF264000E

### **Other Features**

Immediately Habitable  
Latest properties  
Near the coast  
Outside space  
Private parking/Garage  
Rental Potential

### **Algemeen**

Slaapkamers: 2  
Badkamers: 1  
Afgewerkte vierkante meter: 42 m<sup>2</sup>

### **Room details**

Indoor Features: Fitted kitchen

### **Utility details**

Heating: Ja

### **Rental details**

Furnished: Ja

### **Lease terms**

Date Available:



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

---

**Contact information**

IMLIX ID:

IX8.476.962

